

**SUMMARY OF A MEETING**  
**COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS**  
**MEETING OF DECEMBER 17, 2013**  
**TO BE REPORTED OUT JANUARY 15, 2014**

**ND. TAD-509 (35<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8424**

To amend Section 17-6-0403 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by inserting language in regards to *Sports and Recreation for Planned Development No 14*

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**ND. A-7959 (11<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # D2013-8641**

Common Address: 500 West 31<sup>st</sup> Street  
Applicant: Alderman James Balcer  
Change Request: C1-3 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District

**ND. A-7956 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (11-14-13)**  
**DOCUMENT # TBD**

Common Address: West 26<sup>th</sup> Street from The Centerline of South St. Louis Avenue on the west and the centerline of South Homan Avenue on the east  
Applicant: Alderman Ricardo Muñoz  
Change Request: To remove the Pedestrian Street Designation

**NO. A-7960 (25<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8652**

Common Address: the public alley next north of and parallel to West 22<sup>nd</sup> Place; a line 125 feet west of and parallel to South Hoyne Avenue; West 22<sup>nd</sup> Place; and a line 250 feet west of and parallel to South Hoyne Avenue  
Applicant: Alderman Daniel Solis  
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-7962 (25<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # D2013-8430**

**PASS AS AMENDED**

Common Address: Cermak Road between South Princeton Avenue; South Wentworth Avenue  
Applicant: Alderman Daniel Solis  
Change Request: To Designate as a Pedestrian Street

**NO. A-7963 (25<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-13)**  
**DOCUMENT # O2013-8429**

**PASS AS AMENDED**

Common Address: Blue Island Avenue from West 16<sup>th</sup> Street; a line lying 360 feet southwest of West 16<sup>th</sup> Street (as measured along the eastern right of way of South Blue Island Avenue) and perpendicular to South Blue Island Avenue  
Applicant: Alderman Daniel Solis  
Change Request: To remove pedestrian retail street designation

**NO. A-7965 (41<sup>st</sup> WARD) ORDINANCE REFERRED (11-14-13)**  
**DOCUMENT # O2013-8669**

Common Address: 5200 N Rose St  
Applicant: Alderman Mary O'Connor  
Change Request: M1-1 Limited Manufacturing/ Business Park District to 83-1 Community Shopping District

**NO. A-7966 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (11-14-13)**  
**DOCUMENT # O2013-8672**

Common Address: 6-20 East Scott Street  
Applicant: Alderman Michelle Smith  
Change Request: RM6.5 Residential Multi Unit District to RM-5 Multi Unit District

**NO. 17844 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7540**

Common Address: 531-533 N Marshfield Ave  
Applicant: EZM8, LLC- Zdzislaw J. Banys  
Owner: EZM8, LLC- Zdzislaw J. Banys  
Attorney: Daniel Lauer  
Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District  
Purpose: This zoning change is intended to build two (2) Single-Family Homes each with a separate two-car garage. The footprint of each new home will be 19 feet 6 inches by 72 feet in size. The height of the new homes will be 35 feet as defined by City Code.

**NO. 17874 (1<sup>st</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # SO2013-8388**

Common Address: 1525 West Fry Street  
Applicant: The Domain Group (Rory Arthurs)  
Owner: The Domain Group (Rory Arthurs)  
Attorney: Law Offices of Mark J Kupiec & Assoc  
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District  
Purpose: 3 dwelling unit residential building; 3 parking spaces; height: 40'-5"

**NO. 17884 (4<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8398**

**Common Address:** 4321 S Cottage Grove

**Applicant:** T Young Investments (Terrence Young)

**Owner:** T Young Investments (Terrence Young)

**Attorney:** Maria Barlow

**Change Request:** 81-1 Neighborhood Shopping District to 83-1 Community Shopping District

**Purpose:** Existing 2 story building with 2 commercial units that will be used as a banquet facility and public place of amusement that will be rented to the public for both public and private events, such as live entertainment, wedding receptions, birthday parties and other similar events. The first floor of the building is 3200 square feet, the second floor of the building is 3200 square feet. There is no on-site parking, however owners plan to apply for an administrative adjustment that will allow for the use of a shared parking lot that is less than 100 feet away from the property with 28 parking spaces. Additionally, owners have acquired a vacant lot that is at the immediate rear of the property that will be developed to provide additional 30 parking spaces. The owners plan to submit a separate application for an administrative adjustment to address all parking

**NO. 17885 (5<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8399**

**Common Address:** 5432-44 S Woodlawn, 1162-68 East 54<sup>th</sup> Place

**Applicant:** MRR 5432 S Woodlawn LLC

**Owner:** Lutheran School of Theology at Chicago

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

**Purpose:** The subject property is improved with a three-story building containing thirty (30) dwelling units. The Applicant is seeking a zoning amendment in order to permit ten (10) additional dwelling units to be located within the basement level of the existing building at the subject property. There will be no physical expansion of the existing building. Sixteen (16) new on-site parking spaces will be located at the rear of the subject lot.

**NO. 17873 (12<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8387**

**Common Address:** 3334-44 West 26<sup>th</sup> Street

**Applicant:** Eduardo Munoz

**Owner:** Fernando Munoz

**Attorney:** Law Offices of Mark J Kupiec & Assoc

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District to C2-2 Motor Vehicle Related Commercial District

**Purpose:** Auto sales - outdoor; approximately 500 square feet of office space; one story; Required parking

NO. 17807 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-11-13)  
DOCUMENT # O2013-6079

Common Address: 510-520 North Western Avenue

Applicant: Logan Square Development, Inc. (Bogdan Popovych)

Owner: Grand & Western Properties LLC

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: To build a mixed-use building with commercial use (retail/office) on the ground floor (approx. 2,000 sq. ft.) and 24 dwelling units above; 24 parking spaces; height 65'

NO. 17808-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-11-13)  
DOCUMENT # O2013-6080

Common Address: 2404-2426 West Grand Avenue

Applicant: Logan Square Development Inc. (Bogdan Popovych)

Owner: Grand & Western Properties

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: C1-2 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

Purpose: To build mixed-use building with commercial (retail/office) use on the ground floor (approx. 16,545 sq. ft.) and 78 dwelling units above; 59 parking spaces; height 70'

NO. 17878 (26<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)  
DOCUMENT # O2013-8392

Common Address: 2338 West Grand Avenue

Applicant: Maurice Connolly

Owner: Dominic Corriero

Attorney: Daniel Lauer

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant intends to construct a four (4) story building consisting of one (1) commercial space and three (3) residential dwelling units with three (3) garage parking spaces to the rear. The footprint of the building will be 25 ft x 70 ft. and will be 50 ft. high., as defined by City Zoning Code.

NO. 17887-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)  
DOCUMENT # O2013-8401

Common Address: 2442-2446 West Ohio Street

Applicant: Panoptic Group Development (Bogdan Popovych)

Owner: Panoptic Group Development (Bogdan Popovych)

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-2 Neighborhood Mixed Use District

Purpose: The two (2) existing single family homes on the subject lots will be razed. The subject property will then be redeveloped with three (3) new single family homes. Each of the proposed buildings will be of masonry and frame construction. All three (3) single family homes will be 26'-6" in height. Each of the three (3) subdivided lots will provide onsite garage parking for 2 cars.

**NO. 17871 (27<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8385**

**Common Address:** 1510 North Wells Street

**Applicant:** Wells Holdings LLC (DBA Benchmark Bar & Grill) (See application for list of LLC members)

**Owner:** STORE Master Funding II, LLC

**Attorney:** Law Offices of Mark J Kupiec & Assoc

**Change Request:** 83-5 Community Shopping District to C1-5 Neighborhood Commercial District

**Purpose:** The existing restaurant to remain with a tavern license; the new class of license, however, will not alter any aspect of the existing restaurant operation; there will be no change to the Applicant's business model, its hours of operation will remain as-is, and its kitchen will continue to serve full meals from its extensive menu. To change the existing Consumption on Premises-Incidental: approximately 8,255 SF of commercial space; existing height to remain 2-story; no existing parking

**NO. 17877-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8391**

**PASS AS AMENDED**

**Common Address:** 955 W Grand Ave

**Applicant:** 955 Grand Adventures LLC (Alexander Pearshall and Sarah Esler Pearshall)

**Owner:** 955 Grand Adventures LLC (Alexander Pearshall and Sarah Esler Pearshall)

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** Residential Planned Development No 1082 to RM5.5 Residential Multi-Unit District

**Purpose:** The existing live-story building shall remain (24,800 sq. ft.) and will undergo interior/exterior renovations and rehabilitation, including the construction of two, new proposed four-story additions (northeast corner – 8,500 sq. ft.; south – 30,300 sq. ft.) and a new proposed two-story addition (southwest corner – 4,100 sq. ft.). The proposed zoning amendment will allow for the location and establishment of a private school (pre-kindergarten through 8<sup>th</sup> grade) at the subject site. The newly renovated and expanded building (67,700 sq. ft) will contain, *inter alia*: 28 classrooms, 10 laboratory rooms, 2 libraries, a cafeteria, a teachers' lounge, 15 restrooms, an office area, and a gymnasium. There will also be two ("outdoor") student play areas located on the roof of the building, as well as two (outdoor) student play areas/gardens located at grade level. There will be 18 interior on-site parking spaces. The proposed additions will be masonry and glass in construction to assimilate with the composition of the existing building. The maximum height of the existing building is 66'-0". The new proposed additions will not exceed 56'-0" in height. There are no dwelling units proposed for the property.

**NO. 17869 (30<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8383**

**Common Address:** 2959 N Hamlin Avenue

**Applicant:** Amy Rubenstein

**Owner:** Amy Rubenstein

**Attorney:** Thomas Moore

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** To convert the existing 3 story frame mixed use building into a 6 residential dwelling unit building with 2 dwelling units on each floor, a total height of 36', a 1 story brick shed in the rear and 6 parking spaces.

**NO. 17879 (30<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8393**

**Common Address:** 2952 North Lawndale

**Applicant:** Lawrence Friend

**Owner:** Lawrence Friend

**Attorney:** Daniel Lauer

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** This zoning change is needed on the existing two (2) dwelling unit building so it can become a duplex. The applicant will be combining the 1st floor unit with the basement and the 2nd floor unit with the attic. The building currently exceeds the maximum floor area ratio allowed under RS-3. Two (2) dwelling units will remain at the property.

**NO. 17866 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8382**

**Common Address:** 3051 W Diversey Ave

**Applicant:** Eco Quality LLC (Yuri Chvyrenko and Oleksandr Sheftakov)

**Owner:** Eco Quality LLC (Yuri Chvyrenko and Oleksandr Sheftakov)

**Attorney:** Thomas Moore

**Change Request:** B2-3 Neighborhood Mixed-Use District to B2-2 Neighborhood Mixed Use District

**Purpose:** Expired type I now seeks to erect a 2-story (35.6' high) 2 dwelling unit residential building with 1<sup>st</sup> floor dwelling unit duplexing into the basement, a 2<sup>nd</sup> dwelling unit on the 2<sup>nd</sup> floor, and a 2 car garage at the rear of the property.

**NO. 17867 (34<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # D2013-8381**

**Common Address:** 11751-11757 South Elizabeth Street

**Applicant:** Patricia Singleton

**Owner:** Patricia Singleton

**Attorney:** NA

**Change Request:** RT3.5 Residential Two-Flat Townhouse and Multi-Unit District to B3-1 Community Shopping District

**Purpose:** Property will remain a single family dwelling with a 6 car garage with a 90 sq.ft. office. There will be no out door storage of vehicles

**NO. 17875 (35<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8389**

**Common Address:** 2659 North Milwaukee Ave LLC (Elias Sanchez)

**Applicant:** 2659 North Milwaukee LLC

**Owner:** 2659 North Milwaukee

**Attorney:** Law Offices of Mark J Kupiec & Assoc

**Change Request:** B3-3 Community Shopping District to C1-3 Neighborhood Commercial District

**Purpose:** Animal grooming and boarding services within the existing 2-story building; approximately 6,250 square feet of commercial space; existing height to remain 2-story; no existing parking

**NO. 17888-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8402**

**Common Address:** 2401-07 West Winnemac

**Applicant:** Peter Halligan

**Owner:** Peter Halligan

**Attorney:** Gordon & Pikarski

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The subject property will be used for eight residential dwelling units. Eight parking spaces will be provided. No commercial space is proposed. The proposed building will be 38 feet in height as defined by the Zoning Ordinance.

**NO. 17886 (47<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8400**

**Common Address:** 2532-44 West Irving Park Road

**Applicant:** 2532 Irving Park LLC (Bart Przyjemski)

**Owner:** 2532 Irving Park LLC (Bart Przyjemski)

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** C2-1 Motor Vehicle Related Commercial District to B2-2 Neighborhood Mixed Use District

**Purpose:** The existing building will be razed. The property will then be redeveloped with four (4) new all residential buildings. Each proposed building will be three-stories (with basement) and contain six (6) dwelling units, with (detached) garage parking for six (6) vehicles at the rear. There will be one building, each, located on Lots 18-19, Lots 20-21, Lots 22-23 and Lots 24-25, respectively. The proposed buildings will be masonry in construction and measure 36'-0" in height.

**NO. 17883 (49<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8397**

**Common Address:** 6800-6816 N Sheridan Road

**Applicant:** Green Guitar Wine & Spirits (Pradeep Patel)

**Owner:** Sheridan Pratt LLC

**Attorney:** Katriina McGuire- Schain, Burney, Banks & Kenny

**Change Request:** B1-2 Neighborhood Shopping District to B3-2 Community Shopping District

**Purpose:** Applicant seeks to rezone the property to apply for a special use for packaged goods liquor sales license for one of the ground floor commercial spaces.

**LARGE SIGNS OVER 100 SQUARE FEET OR 24 FEET ABOVE GRADE**

**Business ID Signs**

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>	
Or2013-753	1	2606 N Elston Ave	Doyle Signs Inc.	
Or2013-754	1	2501 N Western Ave	Gracie Group LLC	PASS AS AMENDED
Or2013-752	2	19 W Jackson Blvd	All American Sign Co.	
Or2013-747	23	5629 S Harlem Ave	White Way Sign	
Or2013-755	23	6508 W Archer Ave	Rich Sign	
Or2013-748	41	8750 W Bryn Mawr Ave	Midwest Sign & Lighting	
Or2013-749	41	11601 W Touhy Ave	Midwest Sign & Lighting	
Or2013-750	41	11601 W Touhy Ave	Midwest Sign & Lighting	
Or2013-751	41	11601 W Touhy Ave	Midwest Sign & Lighting	
Or2013-759	42	233 N Michigan Ave	Parvin-Clauss Sign Co.	
Or2013-760	42	840 N Michigan Ave	Parvin-Clauss Sign Co.	
Or2013-761	42	700 N Michigan Ave	Olympic Signs	
Or2013-756	47	1800 W Lawrence Ave	Midwest Sign & Lighting	
Or2013-757	47	1800 W Lawrence Ave	Midwest Sign & Lighting	
Or2013-758	47	1800 W Lawrence Ave	Midwest Sign & Lighting	

**FEE WAIVERS FOR HISTORICAL LANDMARK DESIGNATIONS**

**DOC# Or2013-762 (43<sup>rd</sup> WARD) ORDER REFERRED (12-11-13)**

Waiver of Building Permit Fees for the property located at 1826 N Orleans St

**DOC# Or2013-768 (4<sup>th</sup> WARD) ORDER REFERRED (12-11-13)**

Waiver of Building Permit Fees for the property located at 3846 S Lake Park Ave